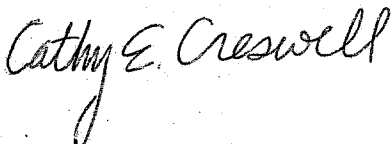


- Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7) (Section 65583(a)(5)).*

As described in the prior review, the element must analyze and address Carson's requirement subjecting multifamily projects to a CUP in multifamily zones (page 60). The element now lists required findings and mentions findings are "rudimentary" but includes no analysis of the potential impacts of the findings on approval certainty. For example, the element includes no discussion of the potential impacts of findings such as "compatible with the intended character of the area." While the element includes a program to exempt projects seeking a density bonus, this is already required by Government Code Section 65915(f)(5). Additional review and complex discretionary findings can add significant time and uncertainty to the approval process and consequently can impact the cost and supply of housing, particularly a variety of housing types and housing affordable to low- and moderate-income households. Consequently, the element must include an analysis of the CUP requirement and a program to address the constraint.

Once the element has been revised to address these requirements, it will comply with State housing element law. The Department is committed to assisting Carson in meeting the statutory requirements of housing element law. If you have questions or would like further assistance, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,



Cathy E. Creswell  
Deputy Director

Enclosure - [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_letters/lancarson012110.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_letters/lancarson012110.pdf)

